

Exhibit B Hwy 151 Gateway Corridor Overlay District Plan


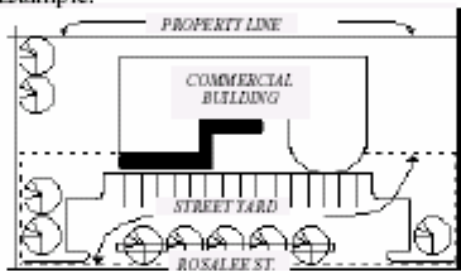
Standard	Description	Images								
Building Setbacks	<ul style="list-style-type: none">50 foot minimum front setback along Highway 151 and side setback for lots facing another street but whose side setback is along 151 [per Table 339.01-1 minimum front setbacks shall only apply to those properties with frontage on the roadway used to designate the Corridor District].15 foot minimum side and rear setbacks for all uses except single family residential.Side and rear setbacks not required where a non-residential use abuts another non-residential use but shall be required where the side or rear of a lot abuts a dedicated public street right of way.									
Landscaping (general provisions)	<ul style="list-style-type: none">In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall be required to earn a minimum of 85 points as awards for elective requirements. Existing trees and understory plants may be preserved to meet this requirement. The awarding of points is specified in §35-511, which at the effective date of this ordinance provides for the following:<ul style="list-style-type: none">Tree preservation = 2 to 40 pointsParking lot screening = 25 pointsParking lot shading = 20 to 35 pointsStreet trees = 25 pointsUnderstory preservation & installation = 15 to 30 pointsThe 85 points may be acquired from the provisions listed below for parking lot screening, front natural vegetative buffers and rear buffer yards.Transplanted trees from within a site may be used for tree preservation.	<p>Example:</p>  <p>Example: Tabulation of Points</p> <table><tr><th>Electives</th><th>Points</th></tr><tr><td>Street trees</td><td>25 pts.</td></tr><tr><td>Screening of surface parking</td><td>25 pts.</td></tr><tr><td>Parking lot shading</td><td>20 pts.</td></tr></table>	Electives	Points	Street trees	25 pts.	Screening of surface parking	25 pts.	Parking lot shading	20 pts.
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Landscaping – parking lot screening	<ul style="list-style-type: none"> Parking areas shall be screened from view from the street by dense landscaping or with a variation of berms and landscaping Planted screenings are encouraged to vary in height, density and species but where installed shall average four feet in height above the parking lot grade and shall be planted three to four feet on center with a minimum of thirty inches (30”) in height at maturity to form an opaque visual barrier. Tree and understory preservation may be used as parking lot screening. Parking lot screening plantings and/or preservation shall count toward the required landscaping elective points. 										
Landscaping - Front natural vegetative buffer	<ul style="list-style-type: none"> The front vegetative buffer areas detailed below shall be required: <table border="1" data-bbox="422 667 1335 829"> <tr> <th></th><th>Hwy 151</th><th>Major Thoroughfares</th></tr> <tr> <td>3 or more protected trees per 100 linear feet of frontage</td><td>25' width (Type D Buffer)</td><td>15' width (Type C Buffer)</td></tr> <tr> <td>No protected trees .</td><td>35' width (Plant to Type E Buffer)</td><td>25' width (Type D Buffer)</td></tr> </table> <ul style="list-style-type: none"> In those cases where the reduced width is utilized, 3 or more significant or heritage trees as defined by §35-523 (d) must be preserved or transplanted from within the site to the front natural vegetative buffer for every 100 feet of linear frontage. Where this standard can not be met, the buffer width shall be increased by 10 feet and shall meet the planting requirements of a Type D or E buffer as specified above. No irrigation system required for the protected tree buffer option. Any front yard fencing shall be located on the building side of the front natural buffer, not immediately adjacent to the street. Stormwater facilities may be located within the front natural buffer however they must be integrated as a landscape feature or be fully screened from public view using the parking lot screening standards specified above. If used as a landscape feature, plantings shall count toward the required landscaping for the site. If fencing is required, chainlink fences are prohibited if within 25 feet of a street right of way. 		Hwy 151	Major Thoroughfares	3 or more protected trees per 100 linear feet of frontage	25' width (Type D Buffer)	15' width (Type C Buffer)	No protected trees .	35' width (Plant to Type E Buffer)	25' width (Type D Buffer)	 
	Hwy 151	Major Thoroughfares									
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Standard	Description	Images
Landscaping – rear buffer yards	<ul style="list-style-type: none"> • Rear buffer yards shall be required in accordance with §35-510, provided however that section §35-510 (e) (3) shall not apply. • Tree and understory preservation in this area shall count toward the minimum landscaping requirements for the site. 	
Lot Coverage	<ul style="list-style-type: none"> • The maximum percentage of building coverage for the ground level shall not exceed 50% including structured parking and improvements; but excluding stormwater management facilities, landscaped areas, natural areas, walkways and surface parking areas. 	

Exhibit B Hwy 151 Gateway Corridor Overlay District Plan



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Screening	<ul style="list-style-type: none"> Activities such as outside storage, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets, solar systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be located behind the minimum building setback line and shall be completely screened from public view at ground level at a minimum height of six (6) feet. In lieu of screening, solar systems and components may be integrated into the design of the structure. Screening may be achieved by construction of a solid wall of rock, stone, stucco, or brick with wooden or metal gates, evergreen plant materials with irrigation, or landscaped earthen berm. Walls are encouraged to remain unpainted and natural in appearance, however if painted, painting shall be limited to earth tone colors. All dock height opening and loading doors shall be to the rear or sides of buildings and screened from public view from the street(s) that directly abuts the property. 	
Building Materials	<ul style="list-style-type: none"> All building elevations facing a dedicated public street right of way within the Corridor District shall be of finished masonry or its equivalent. Exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent (including hardiplank, stucco and brick veneer) and should feature earth tone colors. Concrete masonry units (CMU) and/or Exterior Insulation and Finish Systems (EIFS) may be used for up to 25% of a building elevation visible from a dedicated public street right of way when used in combination with other approved building materials. Concrete finish shall be profiled, sculptured, fluted, textured, exposed aggregate, of varied design depths and shapes, integral colors, deep relief designs or other architectural concrete finish approved by the Planning Director. Metals may be used on roofs, canopies or awnings; balconies and railings; windows, doors and their framing; and in areas not visible from a dedicated public street right of way. Metals may also be used to provide accents to the primary building materials on the structure, such as exposed structural members. Mirrored glass with a reflectance of more than 20% is prohibited. 	

Exhibit B Hwy 151 Gateway Corridor Overlay District Plan



Standard	Description	Images
Building Materials - continued	<ul style="list-style-type: none"> Golf course maintenance facilities may be of metal construction if screened from abutting street view with landscaping and/or fencing. 	
Sidewalks – right of way	<ul style="list-style-type: none"> Sidewalks along Highway 151 shall be at least 5 feet in width. Sidewalks should meander to protect trees and native understory and in general should not be perfectly parallel with the adjacent roadway. To protect pedestrians from high speed vehicles, a minimum planting strip of 5 feet shall be maintained between the curb and sidewalk except where to preserve existing trees and understory. Sidewalks shall be aligned with any existing adjacent sidewalks. Sidewalks shall conform to the Americans with Disabilities Act (ADA). 	
Sidewalks - internal	<ul style="list-style-type: none"> A minimum 6 foot wide continuous pedestrian circulation system shall connect all buildings within a site as well as connecting to any existing or planned pedestrian circulation systems to the site. This system may be constructed of concrete, pavers or crushed aggregate. There shall be a direct pedestrian route from the primary building entrance to the street sidewalk. The pedestrian route shall be separated from parking stalls with a combination of landscaping and edging. This route may cross loading areas or driveways but in such cases shall include high visibility pavement markings. Walkways shall conform to the Americans with Disabilities Act (ADA). 	

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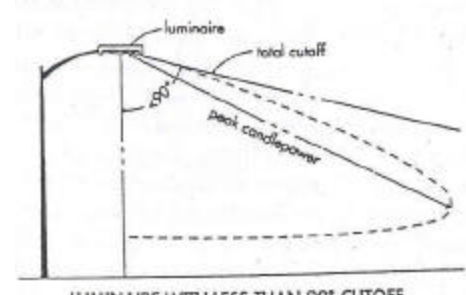
Standard	Description	Images
Wall Signs	<ul style="list-style-type: none"> Maximum allowable sign area, as a percentage of the area of each building elevation: <ul style="list-style-type: none"> 15% cabinet sign; painted or flat sign 20% channel letters raised or incised 	
On-Premises Signs	<ul style="list-style-type: none"> Expressway: <ul style="list-style-type: none"> 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: <ul style="list-style-type: none"> 25' height/65 square feet single tenant 30' height/150 square feet dual tenant 40' height/200 square feet multiple tenant Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code are permitted. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor. 	
Sign Consolidation Incentives	<ul style="list-style-type: none"> The minimum width of the front natural vegetative buffer may be reduced by no more than 5 feet and the minimum front setback may be reduced up to 50% where on premises signs do not exceed the following sizes: <ul style="list-style-type: none"> 6' height/32 square feet single or dual tenant monument sign 8' height/50 square feet multiple tenant monument sign This option can not be used in conjunction with a sign master plan development agreement. 	

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Off-premises Signs	<ul style="list-style-type: none"> No off-premises sign is permitted within 660 feet of the right of way of State Highway 151. 	
Lighting	<p>In addition to the provisions of §35-396 the following shall apply:</p> <ul style="list-style-type: none"> Exterior lighting fixtures for entrances, parking lots or walkways shall be shielded with a cutoff of less than 90°. Any structural part of the fixture providing this cut-off angle shall be permanently affixed. Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps should be shielded so that the light sources are not visible from a public right-of-way. All canopy lighting shall be fully shielded. However, indirect uplight is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct up light is emitted beyond the opaque canopy. 	
Notes	<ul style="list-style-type: none"> Single family residential structures in platted subdivisions shall not be subject to the standards of the Highway 151 Gateway Corridor Overlay District. In the event of a conflict between this section and other provisions of the Municipal Code, the most restrictive provisions shall apply. 	
Definitions	<ul style="list-style-type: none"> <i>Earth Tone Colors</i> – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle or neutral colors. Earth tone colors shall not include primary colors, black, metallic or fluorescent colors. <i>Native plants and trees</i> – those species listed in Appendix E of the Unified Development Code. <i>Pedestrian Circulation System</i> – improved trails, sidewalks, and/or crosswalks that facilitate pedestrian movement within a site. <i>Protected Trees</i> – Significant or heritage trees designated in §35-523 (d) of the Unified Development Code. <i>Understory</i> – assemblages of natural low level woody, herbaceous and ground cover species. 	